

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25174

26/27

Property Information

property address: 601 ETHEL

legal description: CULPEPPER MANOR #1, BLOCK 9, LOT 1

owner name/address: COX, CURTIS C & LILLIAN

601 ETHEL BLVD

BRYAN, TX 77802-2306

full business name: n/a

land use category: SF-RS

type of business: n/a

current zoning: RD-7

occupancy status: Occup.

lot area (square feet): 17,068

frontage along Texas Avenue (feet): n/a

lot depth (feet): 161

sq. footage of building: 1798

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

76 ft.

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): BRICK

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: 1957 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no n/a

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 2

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Single drive

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: excellent

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no n/a

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

